



31 Brackenhurst, Malvern, WR14 1EL  
Price £189,950





A spacious end terrace bungalow situated in a retirement development, dedicated to the over 55s. Malvern Retail Park is closeby and there are good transport links into Malvern and Worcester. The property enjoys a pleasant outlook over well maintained communal gardens and benefits from a south facing lawned rear garden and communal parking bays. The accommodation is well presented with a spacious sitting/dining room, kitchen, two double bedrooms and shower room. UPVC double glazing and electric heating throughout. EPC - E

#### ENTRANCE

UPVC double obscure glazed front door into:

#### HALLWAY

UPVC double glazed window to side aspect. Ceiling spotlight and fitted carpet. Fuseboard. Glazed door into:

#### SITTING/DINING ROOM

19'4" x 9'10" (5.9 x 3)

Dual aspect room with UPVC double glazed window to front and side aspects with fitted blinds. Electric fire and radiator. Two ceiling light points. Door to:

#### KITCHEN

9'10" x 9'2" (3 x 2.8)

UPVC double glazed window to rear aspect with fitted blinds. Built-in electric oven with 4 ring electric hob. Wood effect laminate worktop. Extractor fan. Stainless steel sink with chrome tap. Tiled splashback. Space for washing machine and fridge freezer. Vinyl flooring. Ceiling light point. UPVC door into:

#### PORCH

UPVC with French doors to rear aspect. Wood effect vinyl flooring.

#### INTERNAL HALLWAY

Loft hatch and ceiling light point. Fitted carpet.

#### BEDROOM 1

13'5" x 10'2" (4.1 x 3.1)

UPVC double glazed window to rear aspect. Airing cupboard housing hot water tank. Electric radiator.

#### BEDROOM 2

10'6" x 9'6" (3.2 x 2.9)

UPVC double glazed window to front aspect. Electric radiator. Ceiling light point and fitted carpet.







### SHOWER ROOM

Walk-in shower with chrome taps and tiled splashback, ceramic sink with chrome taps and under counter storage and low level WC. Extractor fan. Ceiling light point and wood effect vinyl flooring.

### SERVICES

Mains electricity, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are free from defects or in working order.

### OUTSIDE

Well maintained communal gardens with a south facing lawned rear garden. Communal parking bays.

### TENURE

We understand (subject to legal verification) that the property is leasehold with 89 years remaining on lease (125yr lease from 25th March 1988). Current annual service charge is £1057.44 (£88.12 per month). Council Tax Band: C

### FLOORPLAN

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

### COUNCIL TAX MHDC

We understand the council tax band presently to be : C

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

### Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

### Broadband Malvern

We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

### Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Financial Services - Malvern

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

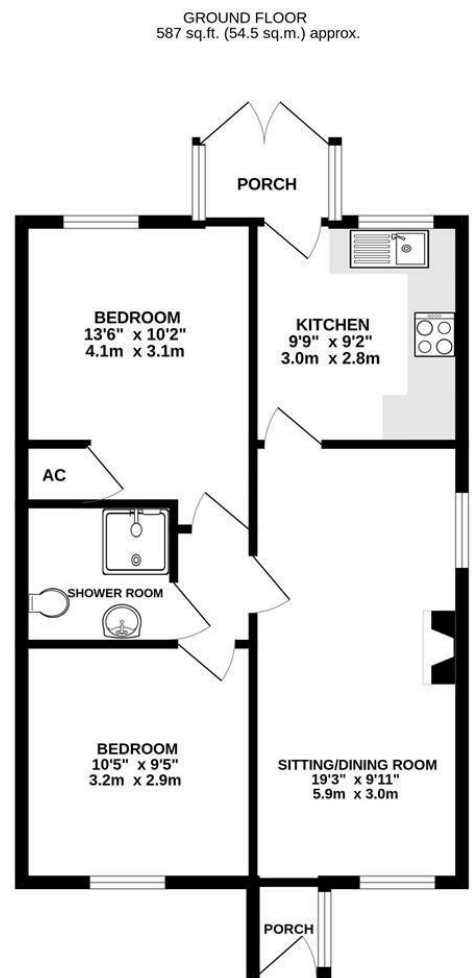
If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

### Viewings

Strictly by appointment with the Agents. Viewings available from 09:00 to 17:00 Monday to Friday and 10:00 to 14:00 on Saturdays.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

